

2026

re:shape

Fire Statement

Ashley Park





Developed for:
Re:shape T Ltd

Fire Statement

Ashley Park, Former Ashley House Site

Haringey, London

Issue 02
18 August 2026

Registered Office | 30-32 Gildredge Road, Eastbourne, East Sussex, BN21 4SH
Telephone | 0203 9956 600 | 0121 8099 700
Email | enquiries@ashtonfire.com
Website | www.ashtonfire.com
Company Number | 12044770



Fire Statement

Ashley Park, Former Ashley House Site Haringey, London

Project Reference: AHCF-ASH-ZZ-XX-TR-O-01001
Client: Re:shape T Ltd

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Issue	Date	Description	Author	Reviewed	Approved
P01	10.08.2026	First issue for design team review	CK	GT	GT
P02	18.08.2026	Updated following client team comments	GT	-	GT

GT

George Tirkides

MEng (Hons) CEng MCIBSE MIFireE

Associate Fire Engineer

CK

Chris Kotidis

MEng (Hons) AIFireE

Graduate Fire Engineer

The checker has provided an internal review of the technical content of the report.

The approver confirms the report has undergone quality assurance in accordance with the principles of ISO 9001 and authorises its external release on behalf of Ashton Fire.

CONTENTS

1. Fire statement form	2
1.1 Application information.....	2
1.2 The principles, concepts and approach relating to fire safety that have been applied to the development.....	3
1.3 Emergency road vehicle access and water supplies for firefighting purposes	4
1.4 Fire statement completed by	6

1. Fire statement form

1.1 Application information

1. Site address line 1	Former Ashley House Site
Site address line 2	Ashley Road
Site address line 3	Tottenham Hale
Town	London
County	Haringey
Site postcode (optional)	N17 9LZ
2. Description of proposed development, including any change of use (as stated on the application form).	Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associate works.
3. Name of person completing the fire statement (as Section 15), relevant qualifications and experience. Guide: no more than 200 words.	Name: George Tirkides Role: Associate Fire Engineer Qualifications: MEng (Hons) in Structural and Fire Safety Engineering Professional memberships: - Chartered Engineer with the Engineering Council (CEng) - Member of the Chartered Institution of Building Services Engineers (MCIBSE) - Member of the Institution of Fire Engineers (MIFireE) Experience: Over 8 years experience developing fire strategies for high rise residential buildings and developing performance-based design solutions for projects in the UK. Name: Chris Kotidis Role: Graduate Fire Engineer Qualifications: MEng (Hons) in Mechanical Engineering Professional memberships: - Associate of the Institution of Fire Engineers (AIFireE) Experience: Under a years' experience in the development of fire strategies for residential buildings.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development and what account has been taken of this. Guide: no more than 200 words.	Ashton Fire has prepared initial fire strategy mark-ups highlighting key comments and the key fire safety provisions (e.g. locations of escape and firefighting stairs, evacuation and firefighting lifts, ventilated corridors and indicative fire compartmentation locations). Coordination workshops have been held with the wider design team to discuss the initial reviews and comments and incorporate within the design. An Outline Fire Safety Strategy Report has also been developed by Ashton Fire. This report details the proposed fire safety design for the development and identifies further assessments or fire and smoke modelling required to be completed during detailed design.
5. Site layout plan with block numbering as per building schedule referred to in Section 6. (consistent with other plans drawings and information submitted in connection with the application)	
Site layout plan is inserted in the form Left: site location plan. Right: site GA plan. The GA plan shows two blocks – A (G+22), and B (G+5). Block B will be used for social housing with its fire strategy developed in accordance with BS 9991. Given its height and storey count sit below the threshold for classification as a higher-risk building (HRB), Block B is not discussed further in this Fire Statement. However, site-wide matters relating to land use (such as fire service access) are shown / discussed in the respective sections of this report.	



1.2 The principles, concepts and approach relating to fire safety that have been applied to the development

6. Building schedule

Site information			Building information				Resident safety information		
a) block no. as per site layout plan above	b) - block height (m) - number of storeys excluding those below ground level - number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided

Block A	70 m 23 Storeys (G+22)	flexible use	Ground Floor	BS 9999:2017	no balconies	class A2-s1,d0 or better	simultaneous	yes - commercial sprinklers, full	none
		service area (cycle stores, refuse stores, plant rooms)	Ground Floor	BS 9999:2017	no balconies	class A2-s1,d0 or better	simultaneous	yes - commercial sprinklers, full	none
		community use, childcare (not school)	Ground Floor	BS 9999:2017	no balconies	class A2-s1,d0 or better	simultaneous	yes - commercial sprinklers, full	none
		residential flats, maisonettes, studios	1 st – 20 th Floor	BS 9991:2024	no balconies	class A2-s1,d0 or better	stay put	yes - commercial sprinklers, full	M4(2)
		restaurant, café, hot food, take-away, drinking establishment	7 th Floor	BS 9991:2017	no balconies	class A2-s1,d0 or better	simultaneous	yes - commercial sprinklers, full	none

7. Specific technical complexities
Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in the building schedule above.
Guide: no more than 500 words.

The fire strategy has been developed to generally meet the guidance of BS 9991:2024 and BS 9999:2017 for non-residential areas.

Block A will feature 2x firefighting shafts and 1x evacuation stair. The building will employ a mechanical smoke ventilation system in all residential corridors and ancillary connections to residential escape routes All mechanical smoke ventilation systems (extract shafts and inlet air shaft) have shafts suitably sized to cater to the building height and to afford protection to the evacuation lifts. All mechanical smoke ventilation systems will be substantiated using CFD modelling in the subsequent stages of design. Additional fansets are considered for the inlet air shafts to support the system due to the building’s height and potential for being subject to climatic effects.

The building will have the potential to feature PV panel arrays on roofs and green roofs which will be designed to the latest guidance in BS 9991, DCLG/GRO green roof guides, and with recommendations from RC62.

8. Issues which might affect the fire safety of the development
Guide: no more than 500 words.

The building will meet the guidance of BS 9991:2024 and BS 9999:2017 with additional complexities (e.g. building height) identified in Section 7 above.

9. Local development document policies relating to fire safety
Explain how any policies relating to fire safety in relevant local development documents have been taken into account.
Guide: no more than 500 words.

The buildings will comply with the requirements of the 2021 London Plan. As such, evacuation lifts will be provided to all cores, and a supporting fire statement has been developed to demonstrate how the requirements of the London Plan have been met. London Fire Brigades (LFB) Guidance Note 29 (GN 29) is employed for fire service access to the buildings.

1.3 Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan
Explanation of fire service site plan(s) provided in Section 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?
Guide: no more than 200 words.

Fire brigade access is designed in accordance with BS 9991:2024 for all blocks and GN29:2023 issued by the London Fire Brigade for each building.
Access for emergency vehicles and siting of appliances will be provided as discussed in Item 12 below.

11. Emergency road vehicle access
Specify emergency road vehicle access to the site entrances indicated on the site plan.
Guide: no more than 200 words.

Block A will be accessed from the existing Ahsley Road to the east of the development. Internal landscaping accommodates entry for FRS vehicles with vehicles tracking carried out by others to review suitable turning facilities for an FRS appliance.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?
yes

12. Siting of fire appliances
Guide: no more than 200 words.

Access for fire appliances will be provided within 18 m of each firefighting shaft entry point and within line of sight of the wet riser infill point where provided with a wet riser as recommended in BS 9991:2024.

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words

Existing hydrants are provided around the site with hydrants identified on Ashley Road as confirmed by the LFB water office.

Nature of water supply:
hydrant - public

Does the proposed development rely on existing hydrants and if so, are they currently usable/operable?
yes

14. Fire service site plan
The fire service site plan is inserted in the form

15. Signature	
16. Date	18/08/2026

